

VILLAGE OF ESTERO, FLORIDA
PLANNING & ZONING BOARD
2016 ANNUAL REPORT TO THE VILLAGE COUNCIL

INTRODUCTION:

The Planning and Zoning Board (PZB) serves as the Village of Estero's state-required Local Planning Agency.

The PZB is responsible for conducting all public hearings on zoning requests for proposed Estero land developments and then makes recommendations to the Village Council and/or takes actions itself on variances, deviations and special exceptions.

The PZB meets at least once a month to review action items and conduct Public Information Meetings (PIM). The PIM is a workshop session where questions can be asked but no decisions are made. Public Input is invited and encouraged at all meetings.

The PZB is directly accountable to the Village Council. The Seven Board members serve staggered three-year terms. The Vice Mayor of the Village serves as the liaison to the PZB. The Village Director of Community Development and staff provide necessary staff support, field studies, developer/owner dialogue and reports and recommendations to the PZB. The Village has also retained a prominent land use attorney who advises the PZB on all legal matters that come before the PZB. Their efforts are immeasurably helpful to the PZB, enabling it to conduct its assigned responsibility.

THE GOAL OF THE PZB:

The PZB has the goal of overseeing the development, redevelopment and other changes to various properties within the village in such a way that Estero grows responsibly. This means that proposals are consistent or complimentary with the values and design concepts that Estero has created over a continuum predating its incorporation in 2014 and continuing as an incorporated government unit.

It also includes monitoring and planning to make sure that the Village infrastructure is able to support new development without overtaxing existing infrastructure. In concert with the Village Council and staff, the PZB properly evaluates development proposals' effect on infrastructure and makes necessary recommendations to the Village Council to insure that Village growth occurs responsibly and in a fashion that maintains the safe and efficient operation of the Village.

The PZB seeks to effectively serve several constituencies. First the residents, second the city council, and third, landowners and developers who wish to develop properties within the Village

PZB Process:

The PZB reviews a wide variety of requests from landowners, developers or their

representatives. These items range from minor changes to reviewing complex zoning change proposals and Comprehensive Plan Amendments. Currently, the PZB uses the Transition Comprehensive Plan and Code with the addition of the new Estero Village Center area, which is now governed by Estero's own Comprehensive Plan and Land Development Code.

The Village Center Comprehensive Plan and Land development Code were developed with input from the PZB, the Design Review Board (DRB) after extensive workshop and public hearing activity considering all viewpoints. The Village is at work on a Comprehensive Plan for the remainder of Estero, which will replace the Transitional Plan.

The PZB often conducts zoning hearings in a quasi-judicial capacity. Quasi-judicial hearings occur in regard to site-specific zoning applications. The purpose of a quasi-judicial procedure which is somewhat more formal than ordinary public hearings, is to assure due process to all concerned parties and to bring evidence to the PZB (and ultimately the Village Council) that allows the PZB to apply the existing adopted regulations/policies/requirements to a specific application (i.e. to determine whether the application for the requested action meets the existing requirements). Presenters and witnesses are sworn in, ex-parte communications are disclosed, and the hearing is open to the public with public comment permitted. Witnesses are subject to cross-examination.

2016 PZB ACTIVITY

The PZB met 19 times in 2016- twelve regular meetings, five special meetings and two joint workshops with the DRB.

1. New Developments Reviewed, Recommended and Ultimately Approved:

- a) The Colonade- 340 Assisted Living Facility (ALF) units (NE corner of Corkscrew Road and Sandy Lane).
- b) Genova- A 205 unit condominium development (SW corner of Corkscrew Road and Via Coconut).
- c) The Reef-phase II - 60 unit apartment development (NE corner of Three Oaks and Estero Pkwy).
- d) Estero United Methodist Church expansion (corner US 41 and Broadway).
- e) Shoppes at Coconut Trace- amend Commercial Planned Development (CPD), sign deviation, parking space reduction. (between US 41 and Lyden Drive south of Vanderburg).

2. New Developments Reviewed, Continued, Pending

- a) Estero Crossing- Mixed use, zoning change - 455 residential units and 60,000 sq. ft. commercial on 43 acres. Adjacent to Corkscrew Road and Corkscrew Woodlands Blvd.).
- b) Via Coconut - rezone 18.5 acres to build 297 apartments and 30,000 sq.ft. commercial. (South of Corkscrew, west of Via Coconut, east of RR tracks and north of Williams).
- c) Coconut Point- Tract 1A - Amend the existing Development of Regional Impact (DRI), Mixed Planned Development and add five deviations to

allow 200 apartment units (replacing ALF units) in four buildings on 6.62 acres. (SE Corner of Via Coconut and Williams). The PZB, after extensive review and public hearings, recommended denial of the application by a vote of 5-1.

3. Other PZB Activity

- a) Signage deviation requests- Meadows at Estero (approved), Laser Lounge Spa (approved), Coconut Point Honda (denied, remanded, approved), Shoppes at Coconut Trace (approved), Autumn Leaves Memory Care Center (approved).
- b) Special Use permits- Coconut Point Art Festival (approved), Coconut Point Farmers' Market (approved), Tommy Bahama's consumption permit (approved), Estero United Methodist Church Farmers' Market (approved).
- c) Vacating activity – NW Drive – west of Park and US 41 (continued), Genova Right of Way (ROW) Easement (approved by Council).
- d) Parking deviations- Springs at Gulf Coast (approved), Shoppes at Coconut Trace (recommended denial).
- e) Plats- Tidewater (recommended for approval), Lee Health System (adjust vehicular trip counts-approved).

4. Governance and Policy Making Activity

- a) In concert with the DRB, reviewed and recommended Comprehensive Plan Amendment and new Land Development Code for Village Center. (approved by Village Council).
- b) Amended the PZB Rules of Procedure (approved).
- c) Reviewed proposed temporary 12 month ban on Cannabis dispensing businesses and recommended approval to Village Council (approved by Village Council).
- d) Conducted an introductory workshop with LaRue Planning and Management Services (the vendor selected by the Village Council to develop the Estero Comprehensive Plan) regarding the process and timetable to create the Comprehensive Plan. The role of the PZB is to review and make recommendation to the Council prior to adoption

Respectfully submitted:

Village of Estero Planning & Zoning Board

Bill Campos

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Date: December 31, 2016